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METROPOLITAN TORONTO PLANNING DEPARTMENT Research Division

February 1987 06

INTRODUCTION

This issue of Metro Facts is intended to give members of the Metropolitan Toronto and area municipal governments, agencies and the private sector a first hand look at the health of the CENTRAL AREA as determined by the annual employment survey undertaken by the Metropolitan Toronto Planning Department.

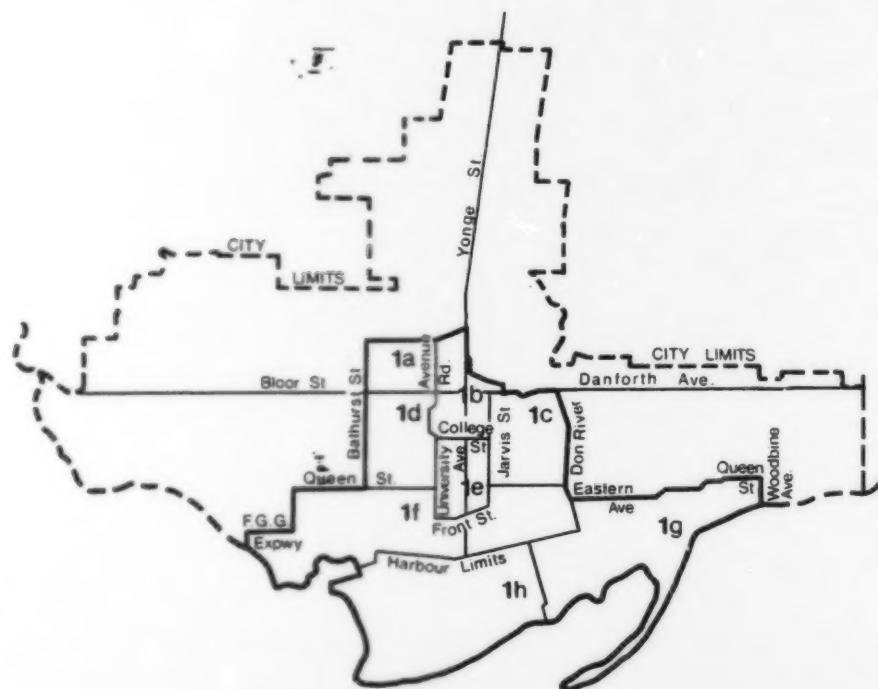
For the first time since 1981, when the employment survey of Metropolitan Toronto was first undertaken on a two-year cycle, all establishments in the Central Area (Planning District One - PD1) were surveyed. This was carried out in response to a request by the Economic Development and Planning Committee to upgrade monitoring of the Central Area. This group, called the Central Area Monitoring Committee, was formed a little over one year ago. A comprehensive monitoring report which looks at other studies pertaining to the Central Area, including employment, is expected to be released in April.

This report will focus on the Central Area and its component parts.

- Section 1 - Overall Characteristics of PD1;
- Section 2 - Detailed Employment Characteristics Within Each of Four Major Categories;
- Section 3 - Employment Characteristics by Minor Planning Districts.

Further analyses on the municipal level for the City of Toronto and the other Area Municipalities in Metropolitan Toronto will be reported on separately. Most analyses in this report will use data from 1983 to 1986 as these are the years in which both full-time and part-time employment are available, although full-time data goes back to 1981.

Comprehensive tables are available from the Research Division from our Employment, Land Use and Assessment (E.L.A.) Data Bank.



PLANNING DISTRICT 1

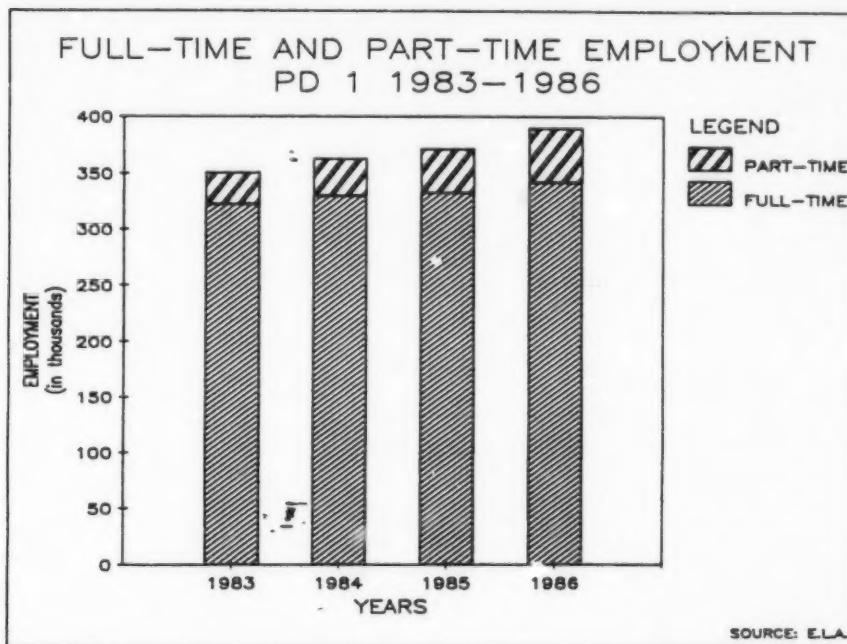
SECTION 1

PLANNING DISTRICT 1 IN GENERAL

The overall employment picture in PD1 is healthy with employment on the increase in most employment sectors and geographical areas.

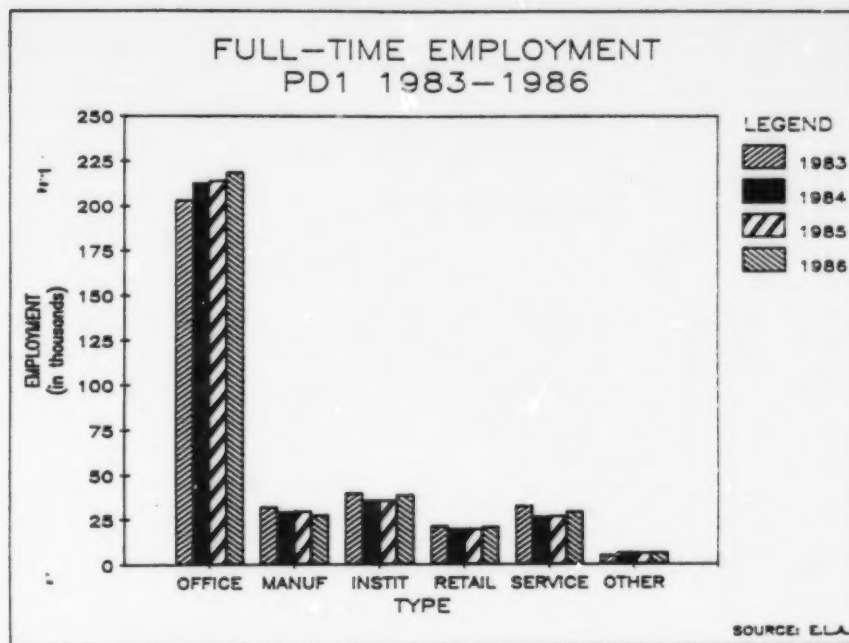
Total employment in PD1 has risen from 351,103 in 1983 to 390,144 in 1986. As the figure illustrates a good portion of this increase has taken place in part-time employment, and, in fact, part-time has grown from being 8.2% of total in 1983 to 12.4% in 1986.

The increase in total employment in PD1 is substantial as in the last three years the increase has been 3.4% from 1983 to 1984, 2.4% to 1985 and 4.9% last year. It is also important to note that the increases in both full-time and part-time were the highest in this last year with full-time increasing by about 9,300 and part-time by almost 9,000.

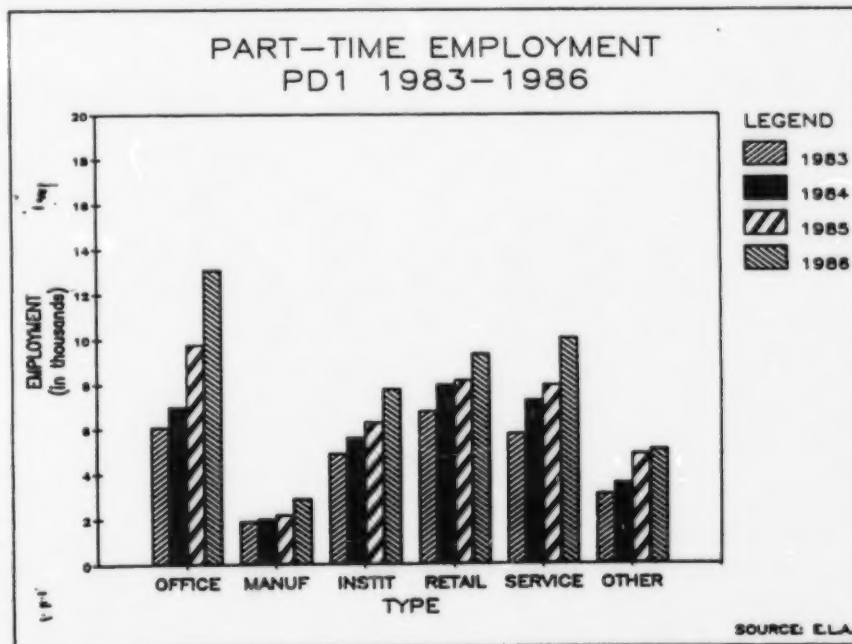


TOTAL EMPLOYMENT PD1				
	1983	1984	1985	1986
Full-Time (FT)	322,361	329,653	332,479	341,761
Part-Time (PT)	28,744	33,460	39,367	48,383
Total (TOT)	351,105	363,113	371,846	390,144
Total % Increase	-	3.4	2.4	4.9
% PT/TOT	8.2	9.2	10.6	12.4

Full-time employment by type in PD1 shows some relatively small increases in most sectors. The sector which shows the most consistent and largest increase is 'Office' which has grown from 203,401 in 1983 to 220,335 in 1986. The next sector in terms of growth is 'Institutional' which grew from 35,399 in 1983 to 38,550 in 1986. The 'Service' sector also shows growth especially in the last year. Current full-time employment in Service is 29,411. The 'Retail' Sector, after a drop from 1983 to 1984, has remained fairly stable at approximately 19,000 full-time employment. The only sector which has shown a significant drop in full-time employment is 'Manufacturing/Warehousing' which has declined from 31,034 in 1983 to 27,527 in 1986.

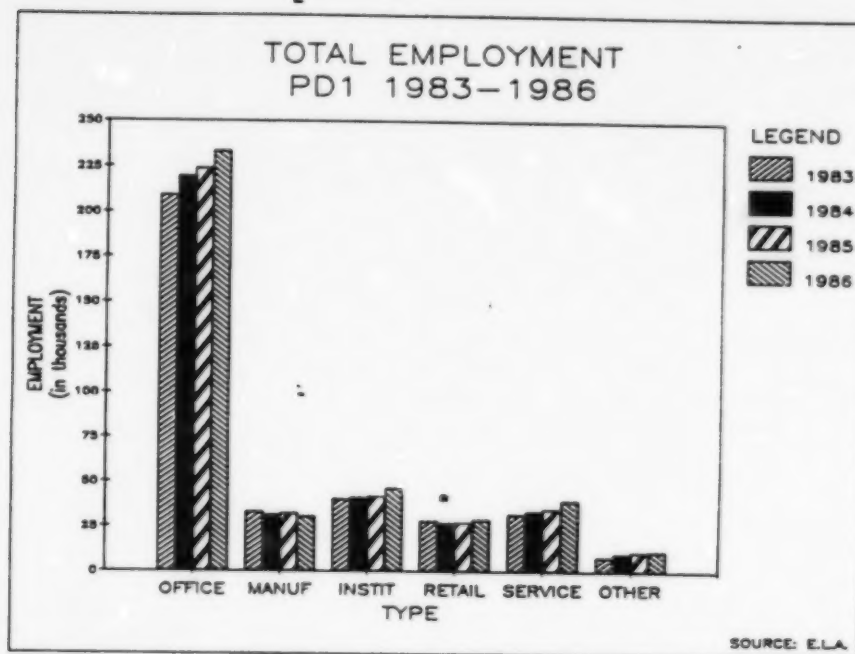


Part-time employment showed a greater increase than full-time employment in all categories. Part-time has grown from 28,744 in 1983 to 48,385 in 1986, a 68% increase. While in 1983 the amount of part-time in Office, Retail, Service and Institutional was in the range of 4,000 to 6,000, the picture has changed drastically in 1986. Office is now the largest sector of part-time employment with 13,094. The other three large sectors in order are: Service with 10,144, Retail at 9,403, and Institutional with 7,818. The Other category, which includes Recreation and Construction, has also increased from 3,077 in 1983 to 5,073 in 1986. The smallest sector of part-time employment is Manufacturing/Warehousing, but it also has increased from 1,947 in 1983 to 2,851 in 1986, a 46% increase.



As the accompanying figure illustrates and the previous comments highlight, part-time employment is becoming an important factor of the employment scene in the Central Area.

The total employment by sector for the Central Area (PD1) is showing growth from 1983 to 1986 and all sectors except Manufacturing/Warehousing show a real growth in 1986 over 1983. This is evidence of a healthy economy which bodes well not only for PD1 but for all of Metropolitan Toronto and the Metropolitan Region as a whole.



TOTAL EMPLOYMENT BY TYPE 1983 AND 1986							
	Office	Manuf/Whse	Instr.	Retail	Service	Other	Total
1983	209,531	32,981	40,307	28,259	31,952	8,075	351,105
1986	233,429	30,378	46,368	28,856	39,555	11,558	390,144
# Chg.	23,898	-2,603	6,061	597	7,603	3,483	39,039
% Chg.	11.4	-7.9	15.0	2.1	23.8	43.1	11.1

The sector with the largest real growth is Office with an increase of 23,898 in the three-year period. The largest growth percentage wise is in the Other sector with a 43.1% increase, followed by the Service sector with a 23.8% or real growth of 7,603.

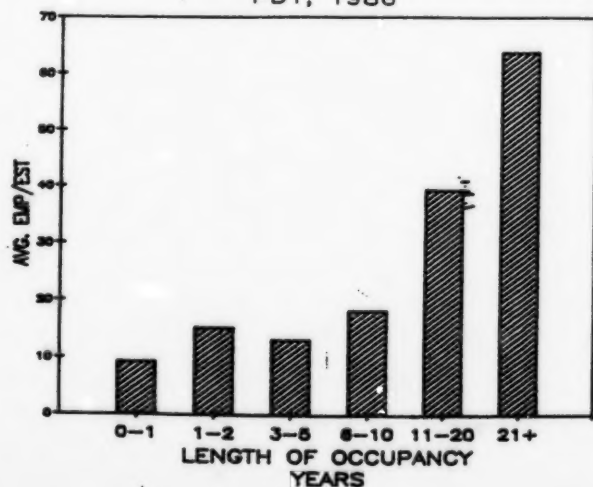
FULL-TIME, PART-TIME AND TOTAL EMPLOYMENT, BY TYPE, PDI 1981, 1983-1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1981*							
FT	205,494	34,509	35,140	23,471	30,871	4,813	334,298
1983							
FT	203,401	31,034	35,399	21,415	26,114	4,998	322,361
PT	6,130	1,947	4,908	6,844	5,838	3,077	28,744
TOTAL	209,531	32,981	40,307	28,259	31,952	8,075	351,105
% A	59.7	9.4	11.5	8.0	9.1	2.3	100.0
1984							
FT	212,725	29,447	35,645	19,037	26,331	6,468	329,633
PT	6,972	2,008	5,608	8,021	7,254	3,597	33,460
TOTAL	219,697	31,455	41,253	27,058	33,585	10,065	363,113
% A	60.5	8.7	11.4	7.4	9.2	2.8	100.0
1985							
FT	214,233	30,076	35,673	19,183	26,970	6,344	332,479
PT	9,805	2,182	6,314	8,214	7,984	4,868	39,367
TOTAL	224,038	32,258	41,987	27,397	34,954	11,212	371,846
% A	60.2	8.7	11.3	7.4	9.4	3.0	100.0
1986							
FT	220,335	27,527	38,550	19,453	29,411	6,485	341,761
PT	13,094	2,851	7,818	9,403	10,144	5,073	48,383
TOTAL	233,429	30,378	46,368	28,856	39,555	11,558	390,144
% A	59.8	7.8	11.9	7.4	10.1	3.0	100.0
% CHANGE 1983-1986	11.4	-7.9	15.0	2.1	23.8	43.1	11.1
*Part-time employment not available for 1981.							

LENGTH OF OCCUPANCY

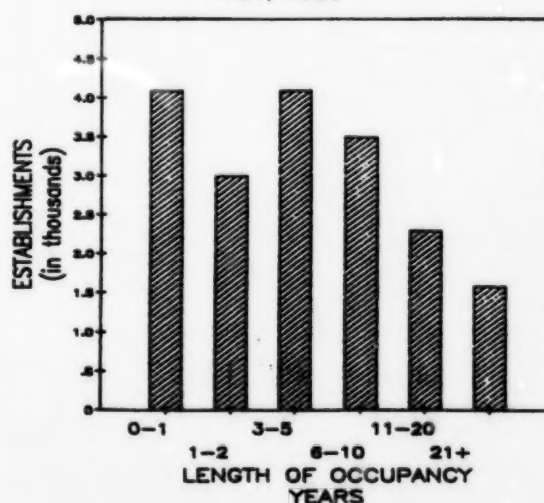
The length of occupancy of establishments shows that 21.7% of all establishments have been in PDI less than 1 year, 16.2% 1-2 years, 21.8% from 3-5 years, 18.5% 6-10 years, 12.3% 11-20 years and 8.7% over 20 years. The larger establishments, as illustrated by the graph, tend to stay in the same location for the longest periods of time, due in part to the larger capital cost which is required for large companies. In the length of occupancy over 20 years, the 1,620 establishments, or 8.7%, of the total establishments employ the largest number of people, close to 104,000. The two largest groups in terms of establishments under 1 year and 3-5 years only have 37,761 and 53,323 employment respectively.

The second graph on length of occupancy illustrates that the distribution of establishments is highly concentrated in the 0-1 and 3-5 years groups. The distribution of establishments by various sectors in terms of length of occupancy all are similar to the distribution as illustrated.

AVG. TOTAL EMP. PER ESTABLISHMENT
BY LENGTH OF OCCUPANCY TIME PERIODS
PDI, 1986



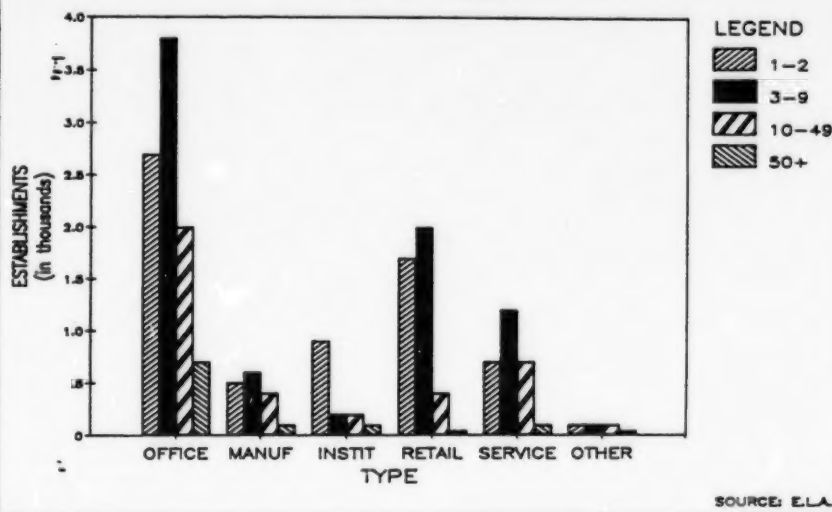
ESTABLISHMENTS WITH TOTAL EMPLOYMENT
BY SIX LENGTH OF OCCUPANCY TIME PERIODS
PDI, 1986



OCCUPIED ESTABLISHMENTS

The distribution by type, by establishment size are all reasonably similar. The 3-9 size category is the largest sector of employment with the 1-2 size being the second largest. The exception to this is Institutional which shows the 3-9 and 10-49 as being the two largest and, in fact, almost equal in size. This reflects the general nature of the Institutional category of larger size establishments. The average size of establishments in Institutional is by far the largest at 86.6 employment per establishment. The rest of the sectors in descending order are: Other 28.8, Office 25.4, Manufacturing/Warehousing 19.3, Service 15.0, and Retail at 6.9 employment per establishment.

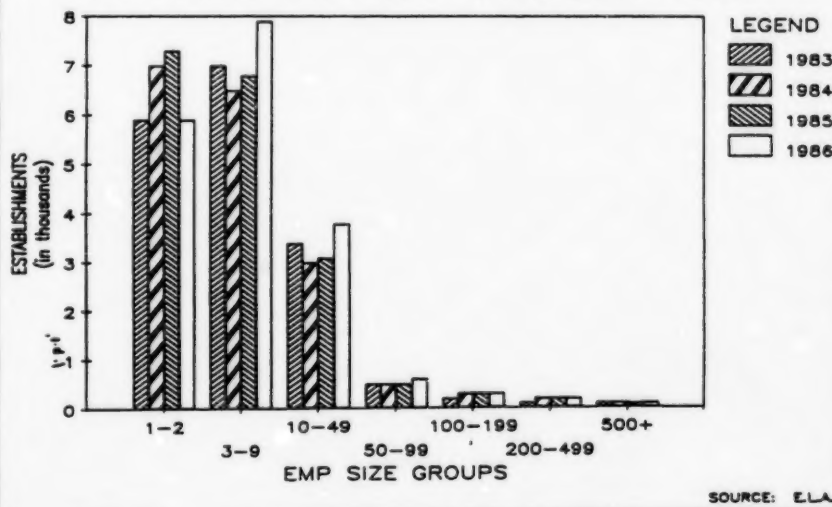
OCCUPIED ESTABLISHMENTS
BY FOUR SIZES & SIX EMPLOYMENT TYPES
PD1, 1986



The total number of establishments in PD1 has increased over all of the last four years, increasing from 17,379 in 1983 to 17,768 in 1984, 18,515 in 1985, and 18,702 in 1986.

The accompanying figure of establishments by size shows increases in the 1-2 employment size from 1983 to 1985 and then a drop in 1986. The two categories which have shown the most growth in 1986 are the 3-9 and 10-49 sizes. A marginal growth was also shown in the 50-99 establishment size. Most of the growth of the 3-9 category in 1986 was due to expansion of the smaller 1-2 firms.

OCCUPIED ESTABLISHMENTS BY
SEVEN EMPLOYMENT SIZES
PLANNING DISTRICT ONE, 1983-1986



AS PART OF THE CITY OF TORONTO

Total Employment in the City of Toronto has risen from 491,896 in 1983 to 545,252 in 1986 an increase of 53,356 or 10.9%. Of the increase in Toronto 73.2% or 39,039 has taken place in PD1. The strength of PD1 is even more evident in the changes which have occurred over the last year. As mentioned previously, PD1 showed a total increase of 18,298 from 1985 to 1986. The rest of Toronto only shows an additional increase of 4,800 employment. Therefore, in the last year over 79% of Toronto's growth has occurred in the Central Area.

Part-time employment in Toronto represents 13.2% of total employment in 1986, an increase over the 9.2% it represented in 1983. As the table shows, the Office sector continues to be the largest with 54.3% or almost 300,000 jobs in 1986. This sector has increased by approximately 31,600 employment since 1983.

The accompanying table illustrates the breakdown of Employment in the whole of Toronto.

TOTAL, FULL-TIME AND PART-TIME EMPLOYMENT BY TYPE, CITY OF TORONTO 1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
FT	277,232	49,950	56,384	35,736	45,160	8,731	473,193
PT	18,871	3,714	11,480	16,894	14,826	6,274	72,059
TOTAL	296,103	53,664	67,864	52,630	59,986	15,005	545,252
% A	54.3	9.8	12.4	9.7	11.0	2.8	100.0

More detailed analyses of the City of Toronto and the other Area Municipalities will be done in a subsequent report.

One of the areas of greatest concern is the growth which has occurred directly around the rapid transit routes. An example of this can be examined by summarizing MPD's 1B and 1E. This will illustrate a partial picture of the direct growth around the rapid transit system. This area has increased from a total employment of 218,418 in 1983 to 241,233 in 1986. Of the total employment, office represented 71.5% in 1983 and 71.7% in 1986 or 173,058 jobs. Further analysis of employment change along the rapid transit corridors will be addressed in later studies.

SECTION 2

DETAILS BY SECTOR

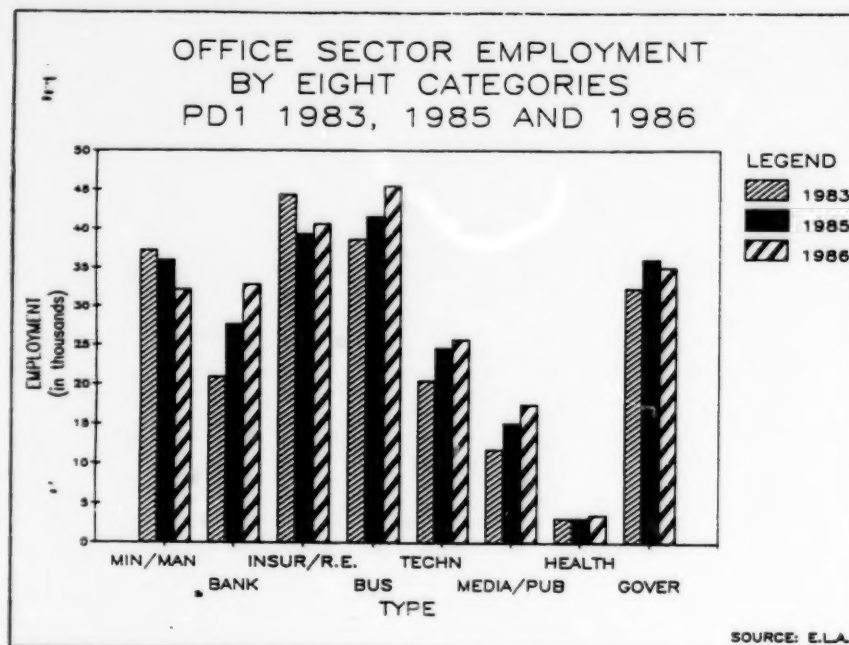
OFFICE

The Office Sector refers to persons performing an administrative and clerical function. In breaking down the Office Sector into eight major groupings some definable patterns are evident from 1983 to 1986.

Offices of Mining and Manufacturing companies show a decrease in employment of over 5,000 in the three-year period, the largest decline of all groups. Investment Dealers, Insurance and Real Estate also shows an overall drop, but after dropping by almost 5,000 from 1983 to 1985 it then recovered some 1,300 jobs in 1986 back to over 40,000 jobs. The only other group with a drop is Government, which increased from 32,389 in 1983 to 36,148 in 1985, and then dropped marginally to 35,102 in 1986.

The other five groupings all show growth through the last four years. The Banking group grew from 21,014 in 1983 to 32,879 in 1986, or a growth of 56% in four years. The Business Services grew from 38,691 in 1983, or 17.5% in the three-year period to over 45,000 in 1986, which represents the largest group in the Office sector. Technical Services went from 20,598 in 1983 to 25,840 in 1986, an increase of 25.5%. The other two groups, Media Publishing and Health Services, grew from 11,943 and 3,199 in 1983 to 17,567 and 3,642 in 1986, respectively. Overall the Office Sector grew from 209,531 in 1983 to 224,038 in 1985, 6.9% increase and then to 233,429 in 1986, or a 4.2% increase. This illustrates that the growth in the Office sector in PD1 is diversified, healthy, and growing.

The group with the largest number of establishments is Business Services with 3,266. The group with the largest average establishment size is Government with 105.7 employment per establishment, and the lowest is Health Services with 3.6.



EMPLOYMENT AND ESTABLISHMENTS BY EIGHT CATEGORIES
OF THE OFFICE SECTOR, PD1, 1986

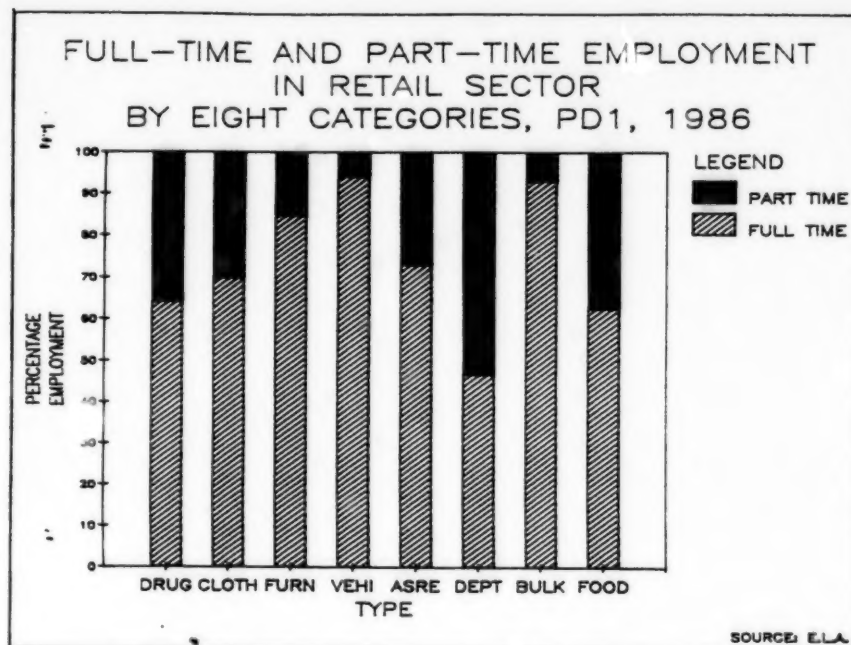
DESCRIPTION	FULL-TIME	PART-TIME	TOTAL	% D	ESTABLISHMENTS	EMP/EST
Mining, Manufacturing	31,526	721	32,247	13.8	868	37.2
Bank	31,172	1,707	32,879	14.1	386	85.2
Investment Dealers, Insurance, Real Estate	39,434	1,268	40,702	17.4	1,011	40.3
Business Services	41,943	3,507	45,450	19.5	3,266	13.9
Technical Services	23,427	2,413	25,840	11.1	1,799	14.4
Media Publishing	15,841	1,726	17,567	7.5	608	28.9
Health Services	2,952	690	3,642	1.6	1,002	3.6
Government	34,040	1,062	35,102	15.0	332	105.7
TOTAL	220,335	13,094	233,429	100.0	9,272	25.2

RETAIL

The Retail Sector refers to the sale of goods. The Retail Sector in PDI has a high proportion of its employees in part-time. This has been generally growing over the years. In 1986 32.6% of employment in the Retail Sector was in part-time, 9,403 of the total 28,856. The groups in Retail that show the largest per cent. in part-time are Department Stores with 53.2%, followed by Food and Drink with 37.4% and Assorted Retail, Clothing and Pharmacy Drugs in a range of 27% to 35% part-time. The groups of retailing which are least dependent on part-time are Bulk Wholesaling and Vehicle Products and Parts with 6.9% and 5.9% respectively in part-time.

In total numbers the largest group with 24.6% or 7,098 employment is Assorted Retail, followed by Department Store with 6,571 or 22.8% and Clothing at 20.0%.

The establishment size average varies from 4.1 employment per establishment in Assorted Retail to 438.1 employment per establishment in Department-Catalogue Stores.



EMPLOYMENT AND ESTABLISHMENTS BY EIGHT CATEGORIES OF THE RETAIL SECTOR, PD1, 1986						
DESCRIPTION	FULL-TIME	PART-TIME	TOTAL	% D	ESTABLISHMENTS	EMP/EST
Pharmacy, Drugs	538	300	838	2.9	84	10.0
Clothing and Shoe	4,030	1,737	5,767	20.0	1,097	5.3
Furniture, Carpet & Appliance, Hardware	1,253	227	1,480	5.1	276	5.4
Vehicle Products & Parts	534	35	569	2.0	29	20.3
Assorted Retail	5,178	1,920	7,098	24.6	1,724	4.1
Department Stores	3,076	3,495	6,571	22.8	15	438.1
Catalogue Stores	2,279	170	2,449	8.5	385	6.4
Bulk Wholesaling	2,545	1,519	4,064	14.1	584	7.0
Food and Drink						
TOTAL	19,453	9,403	28,856	100.0	4,194	6.9

SERVICE

The Service Sector involves work done to meet some general need. Total employment in the Service sector has gone from 31,952 in 1983 to 39,555 in 1986.

Over 80% of the Service sector employment is employed in Restaurants, Fast food outlets and Accommodation services (39.5%, 11.0% and 32.1% respectively). This is a reflection of the type of services that are needed by the Central Business District e.g. restaurants and hotels for daily workers and travelling business people, as well as the downtown area being a major tourist attraction. This category also contains the largest portion of part-time employment reflecting the long hours that are needed to keep these operations functioning.

The largest percentage of establishments is under the restaurant/tavern category with 32.2% or 882.

The distribution of establishments by group are reasonably distributed and the employment per establishment, although varied, only ranges from 4.7 to a high of 68.7, much less variation than in the Retail sector.

EMPLOYMENT AND ESTABLISHMENTS BY SIX CATEGORIES OF THE SERVICE SECTOR, PD1, 1986						
DESCRIPTION	FULL-TIME	PART-TIME	TOTAL	% D	ESTABLISHMENTS	EMP/EST
Repair	2,351	299	2,650	6.7	548	4.8
Restaurant, Tavern Refreshments	11,512	4,112	15,624	39.5	882	17.7
Drive-in Restaurants and Fast Foods	2,175	2,171	4,346	11.0	475	9.1
Beauty, Burial, Animal Boarding, Massage, Palm Reader	1,994	294	2,288	5.8	486	4.7
Sales and Service, Rental Equipment	1,666	273	1,939	4.9	164	11.8
Accommodation	9,713	2,995	12,708	32.1	185	68.7
TOTAL	29,411	10,144	39,555	100.0	2,740	14.4

MANUFACTURING/WAREHOUSING

Manufacturing and Warehousing Sector involves production and storage of goods. Total employment in the Manufacturing sector in 1986 is 30,378 of which 2,851 is part-time. This sector has decreased from 32,981 in 1983, or a 7.9% drop. From 1983 to 1986 a further decrease of approximately 1,800 occurred.

When the Manufacturing employment is divided up in PD1 none of the categories contain a large percentage share of the total. The Clothing portion comprises approximately 26.9% of the total or 8,171. Next to Clothing, in terms of employment, is Goods Processing with 4,705 or 15.5%.

The greatest number of establishments is in the Storage, Warehousing with 372. The employment per establishment ratio is the lowest in Storage, Warehousing at 9.5 employees per establishment and the highest in the Raw Material Processing group at 60.

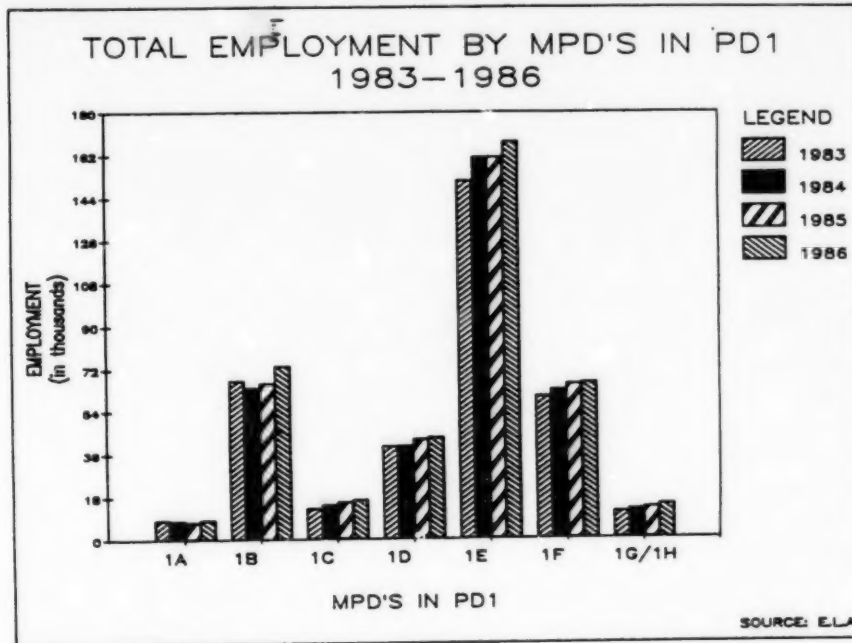
EMPLOYMENT AND ESTABLISHMENTS BY EIGHT CATEGORIES OF THE MANUFACTURING AND WAREHOUSING SECTOR, PD1, 1986						
DESCRIPTION	FULL-TIME	PART-TIME	TOTAL	% D	ESTABLISHMENTS	EMP/EST
Raw Material Processing	3,654	308	3,962	13.0	66	60.0
Goods Processing	4,542	163	4,705	15.5	287	16.4
Clothing	7,923	248	8,171	26.9	358	22.8
Other Product Assembly	2,521	59	2,580	8.5	174	14.8
Printing	2,413	138	2,551	8.4	212	12.0
Reproduction, Data Processing, Binding	3,172	860	4,032	13.3	84	48.0
Waste Disposal, Laboratories	844	11	855	2.8	24	35.6
Storage, Warehousing	2,458	1,064	3,522	11.6	372	9.5
TOTAL	27,527	2,851	30,378	100.0	1,577	19.3

SECTION 3

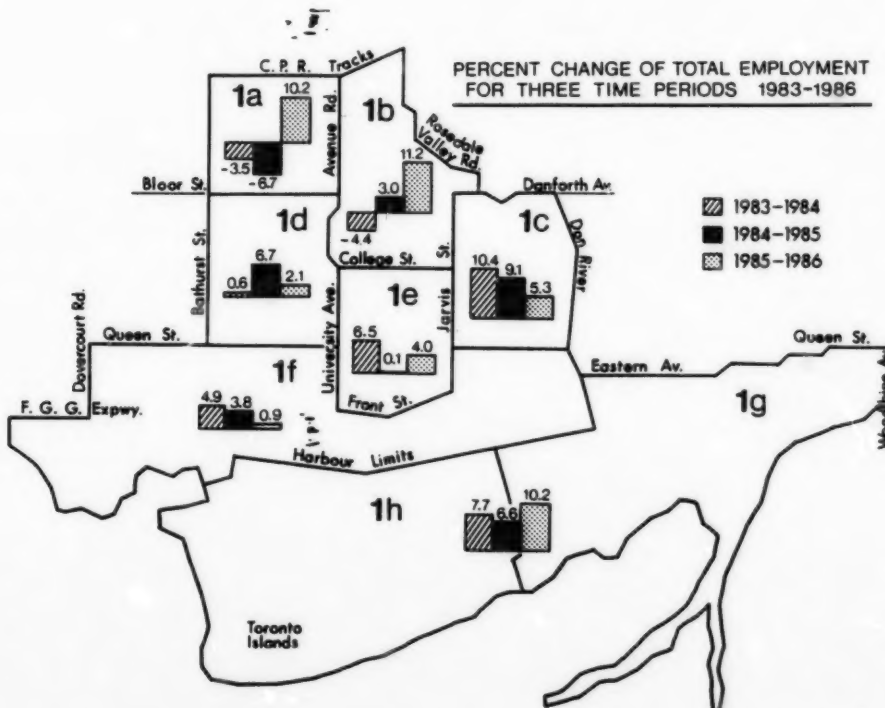
THE AREAS OF PLANNING DISTRICT ONE

The following section looks at the minor planning districts within PD1 in order to give a more in depth analysis of the nearly 400,000 jobs in this area.

The accompanying figure illustrates in PD1 the component MPD's from 1983 to 1986. Most of the MPD's have shown growth over the time periods, with the largest growth in employment occurring in MPD 1E.



The map below, which illustrates the area boundaries, also shows the percentage change which has occurred in the three time periods within the MPD's, in order to present an overall picture of PD1.



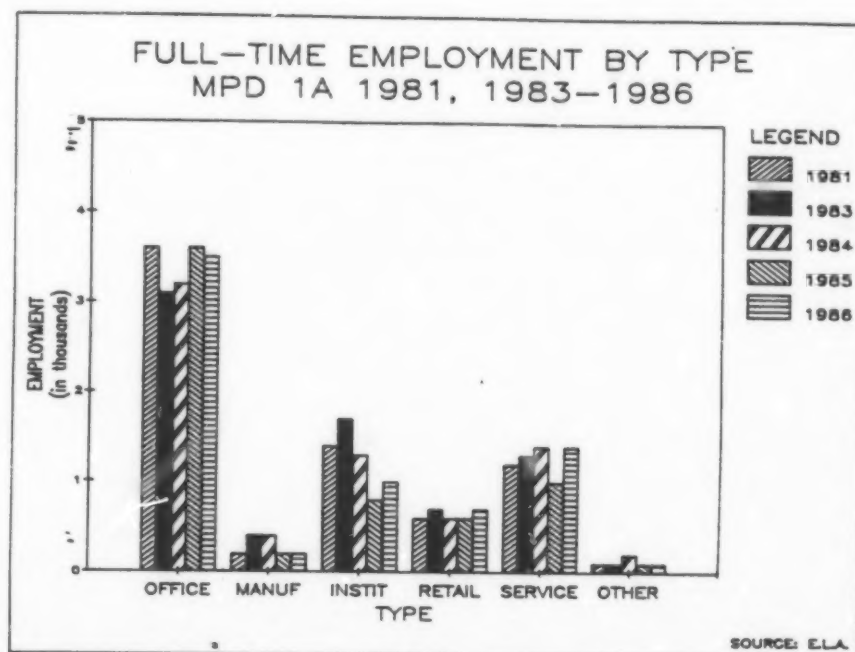
MINOR PLANNING DISTRICT 1A

This area is bounded by Bloor St. W. on the South, Bathurst St. on the West, the CPR Tracks north of Dupont St. on the North and Avenue Rd. on the East.

Full-time employment in this area has moved up and down over the six years of surveying from 7,157 in 1981 to a high of 7,345 in 1983, then down to 6,376 in 1985 and back up to 6,884 in 1986. This represents a 6.3% decrease in full-time employment from 1983 to 1986.

The same unstable pattern is evident in each of the six categories.

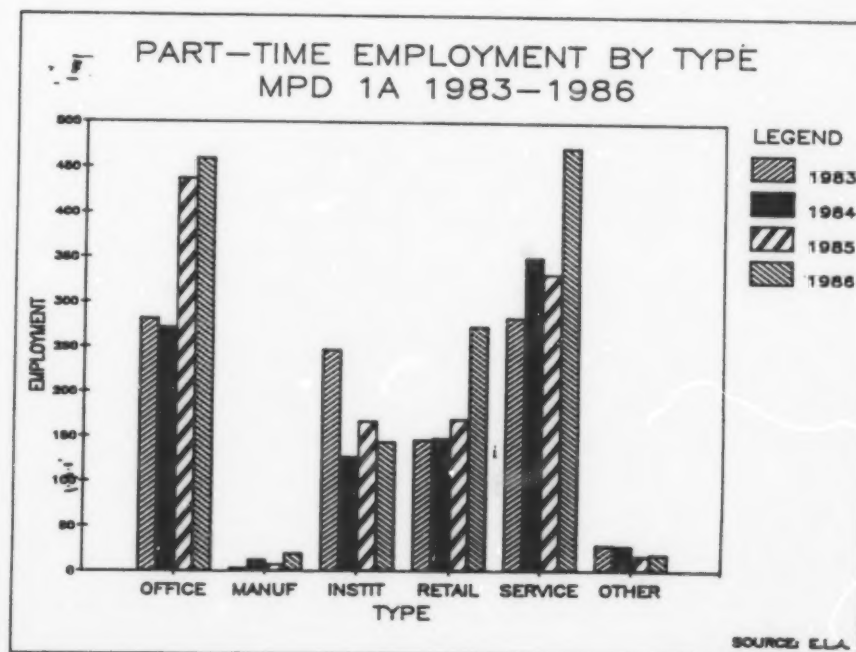
The area is dominated by the Office sector with 50.6% of the full-time jobs in the area. The next largest category is Service with 19.9%, followed by Institutional 14.2%, Retail 10.6%, Manufacturing/-Warehousing at 3.1%, and Other 1.6%.



Part-time in MPD 1A has increased from 993 employment in 1981 to 1,391 in 1986, a growth of 40.1%.

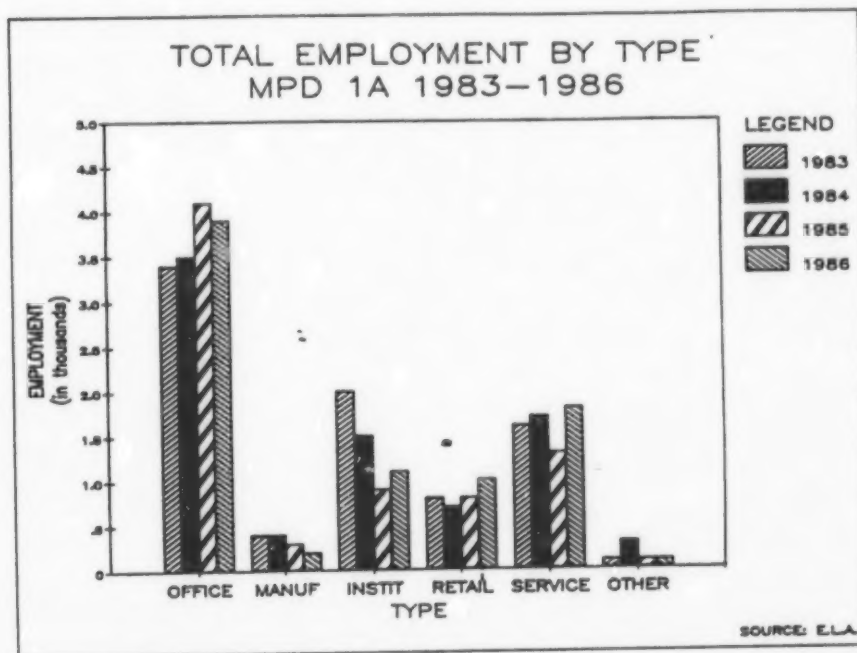
The largest groups with part-time are Service and Office with 34% and 33.1% respectively in 1986.

The breakdown by type of part-time shows growth occurring in all sectors except Institutional. The largest growth in the last year has been in the Retail and Service sectors, from 170 and 333 in 1985 to 274 and 473 respectively in 1986.



Total Employment in MPD 1A after showing some drops between 1983 and 1985 recovered in 1986 to almost the same level as in 1983. The per cent. part-time of total employment has gone from 11.9% in 1983 to 16.8% in 1986.

Total employment by sector shows that this area has been undergoing some transitions with only Office, Retail and Service showing reasonable increases over the years and Manufacturing and Institutional showing some sharp drops.

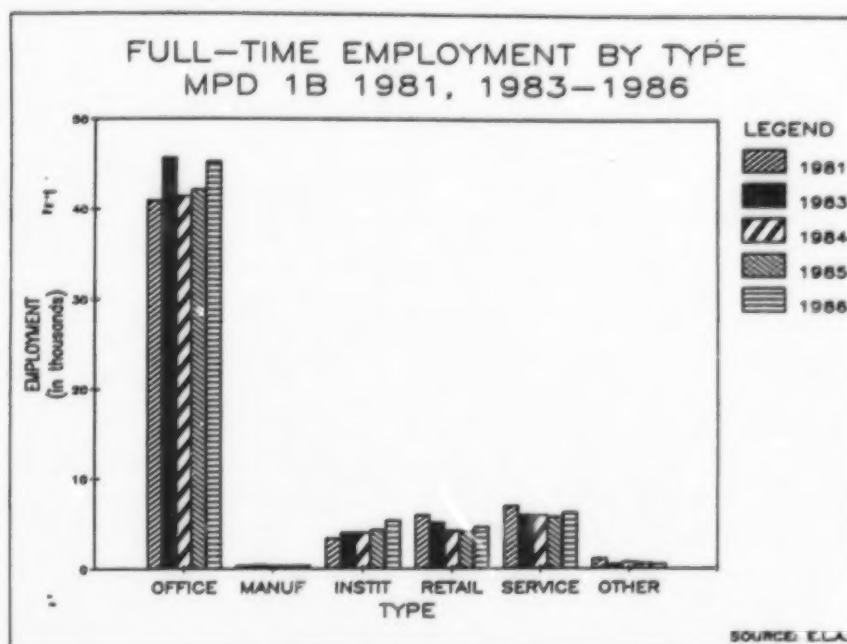


TOTAL EMPLOYMENT BY TYPE FOR MPD 1A, 1983 - 1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1983	3,400	402	1,963	318	1,625	130	8,338
1984	3,498	402	1,453	744	1,706	245	8,048
1985	4,076	251	925	807	1,329	122	7,510
1986	3,942	236	1,120	1,005	1,840	132	8,275

MINOR PLANNING DISTRICT 1B

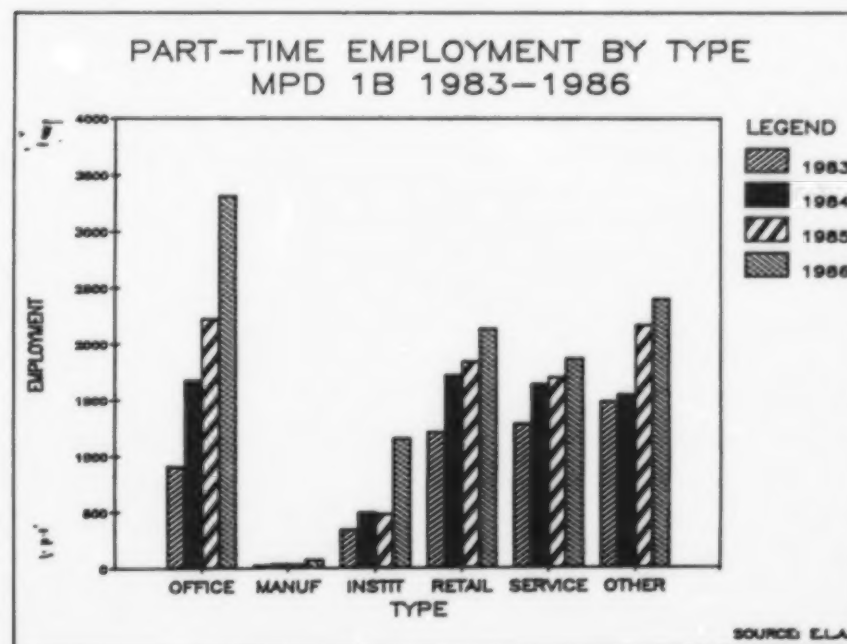
This minor planning district, which takes in the Bloor/Yonge node and extends from College St. on the South to the CPR Tracks on the North, and between Avenue Rd. on the West and Jarvis St. on the East, has shown some minor increase over time.

Full-time employment has increased from 59,043 in 1981 to 62,649 in 1986; this represents 3,606 jobs, 6.1%, over 5 years. In this time period there has been some shift in sectors of employment in this area. Two categories, Office and Institutional, have both increased their percentage share; Office from 69.5% in 1981 to 72.4% in 1986, and Institutional from 5.7% in 1981 to 8.6% in 1986. All other categories showed a decrease, both in real numbers and as a per cent. of the total MPD 1B.



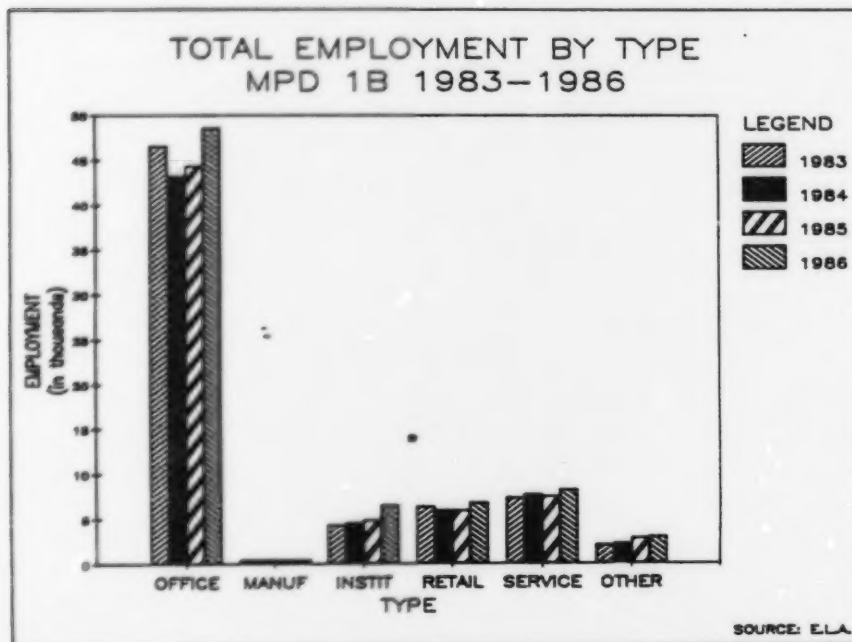
This area has gone from 5,260 part-time employment in 1983 to 10,953 in 1986, an increase of over 100%. In this area increases have come in all sectors, but with percentage of Office part-time showing the greatest increase followed by Institutional. Part-time jobs in Office increased by 264% from 912 in 1983 to 3,317 in 1986. The growth in each of the other sectors is also shown in the accompanying figure.

Part-time employment represented 7.8% of total employment in 1983 and is up to 14.9% in 1986.



The largest overall increase in total employment has been in Office with 46,573 in 1983, which dropped to 43,156 in 1984, and now has 48,635 in 1986. The most consistent sector has been Institutional from 4,415 in 1983 to 6,547 in 1986. Smaller gains have also taken place in the Retail, Service and Other sectors.

This is one of three MPD's in the Central Area in which the Office sector has decreased as a proportion of total employment from 69.3% in 1983 to 66.1% in 1986. Total employment is 73,602 in 1986.



TOTAL EMPLOYMENT BY TYPE FOR MPD 1B, 1983 - 1986							
	Office	Manuf/Whse	Instr.	Retail	Service	Other	Total
1983	46,573	502	4,415	6,376	7,262	2,059	67,187
1984	43,156	472	4,623	6,005	7,672	2,334	64,262
1985	44,429	473	4,853	6,023	7,525	2,882	66,185
1986	48,635	452	6,547	6,785	8,197	2,986	73,602

MINOR PLANNING DISTRICT 1C

The area of MPD 1C is that bounded by Jarvis St. on the West, Bloor St. E. on the North, the Don River on the East, and Queen St. E. on the South.

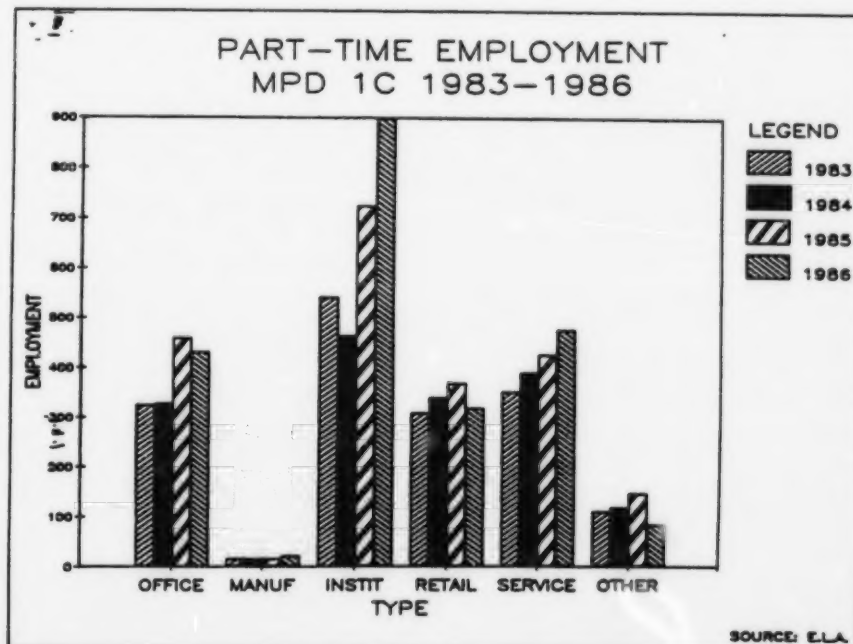
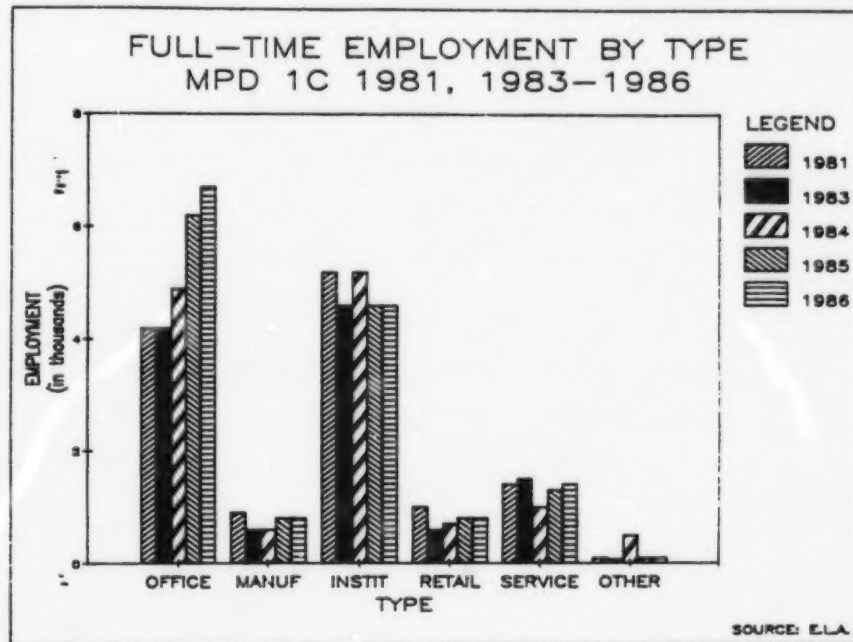
The pattern in this MPD is indicative of the economic trends which occurred from 1981 to 1986. In 1981, a time of good economic health, it had 12,897 full-time employment, it then dropped in 1982 and 1983 to a low of 11,495 and then gradually increased to 12,862 in 1984, and to its highest level of 14,457 in 1986.

The 1982-1983 slow down period saw losses of jobs in Manufacturing/Warehousing, Retail and Institutional. The Office sector stayed fairly stable in these years and then increased significantly to 1986.

The Office sector has gone from 4,166 or 32.3% in 1981 to 6,689 or 46.3% in 1986. It is important to note that Manufacturing/Warehousing has rebounded from a low of 566 in 1984 to 835 jobs in 1986, or close to the 1981 levels. None of the other categories has reached the 1981 levels.

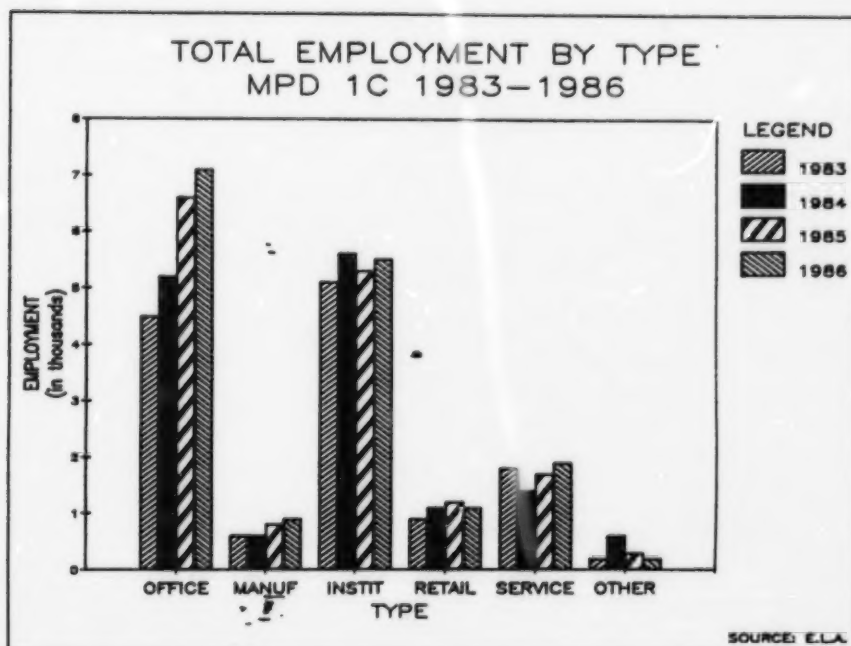
Part-time has increased from 1,656 in 1983 to 2,232 in 1986, a 34.9% increase over 4 years. The only sector to show growth both in real terms and percentage wise is Institutional, which had 542 part-time jobs in 1983 or 32.7% of all part-time in MPD 1C to 899 or 40.3% in 1986. Most of the other categories have shown minor growth in real terms but drop as a percentage.

Part-time as a percentage of total employment has gone from 12.6% in 1983 to 13.4% in 1986.



The Total Employment by sector breakdown illustrates a dramatic growth of Office from 4,508 in 1983 to 7,120 in 1986. All the other sectors except Other show real growth for 1983 to 1986.

The total employment in MPD IC has grown from 13,151 in 1983 to 16,689 in 1986. The accompanying graphs illustrate the real growth in both full-time and part-time from 1983 to 1986.

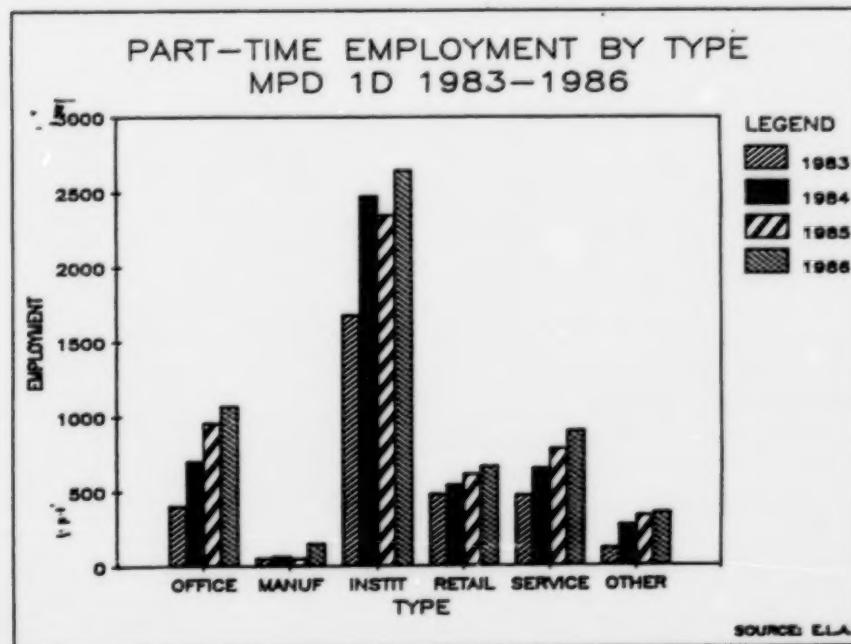
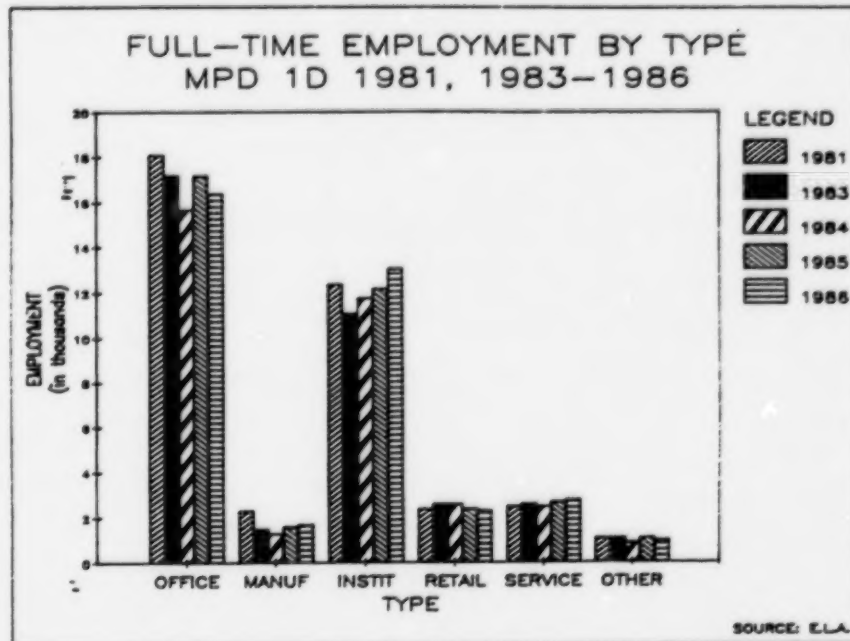


TOTAL EMPLOYMENT BY TYPE FOR MPD IC, 1983 - 1986						
	Office	Manuf/Whse	Instit.	Retail	Service	Other
1983	4,508	588	5,149	895	1,817	194
1984	5,220	583	5,630	1,068	1,376	643
1985	6,610	775	5,320	1,156	1,728	258
1986	7,120	857	5,514	1,089	1,885	224

MINOR PLANNING DISTRICT 1D

This MPD is bounded by Bathurst St. on the West, Bloor St. W. on the North, University Ave. on the East and Queen St. W. on the South.

Full-time employment in this area was 38,930 in 1981, dropping to a low of 34,806 in 1984 and then rebounding to 37,194 in 1985, and 37,255 in 1986. Unlike most of the areas in PDI, this area has not shown an increase in Office employment, in fact, the 1986 full-time employment of 16,375 is almost 2,000 lower than in 1981. The two sectors that have shown some increase are Institutional from 12,384 in 1981 to 13,078 in 1986, and Service from 2,546 in 1981 to 2,841 in 1986. As the graph indicates generally, employment levels have been stable over the years.



MPD 1D is a little different than the other areas as it shows a slight decrease in Office over the four years and increases in Institutional, Manufacturing, Service and Other. The total employment increases close to 4,000 from 39,283 in 1983 to 43,045 in 1986.

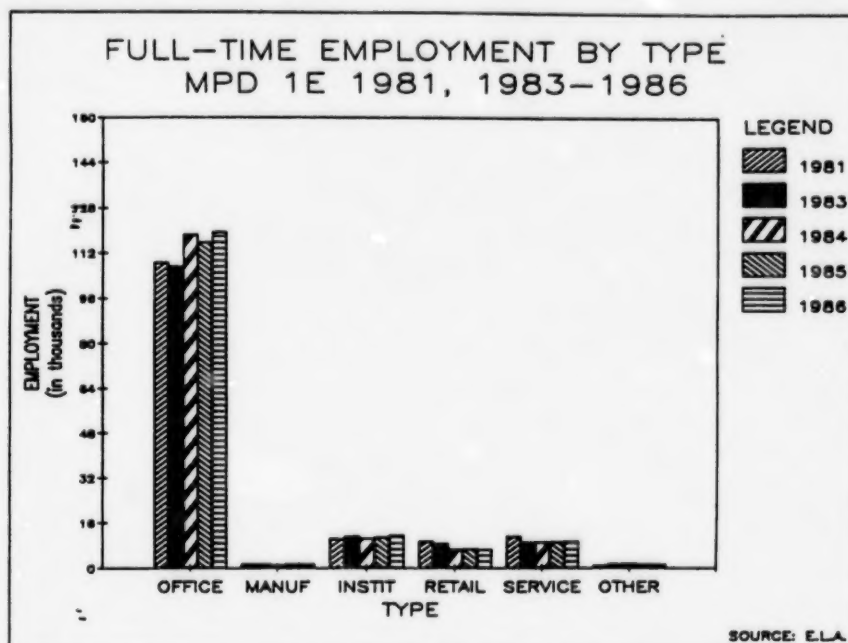


TOTAL EMPLOYMENT BY TYPE FOR MPD 1D, 1983 - 1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1983	17,615	1,537	12,790	3,035	3,058	1,248	39,283
1984	16,386	1,344	14,248	3,126	3,188	1,224	39,516
1985	18,144	1,612	14,451	3,033	3,504	1,429	42,173
1986	17,446	1,821	15,726	2,929	3,742	1,381	43,045

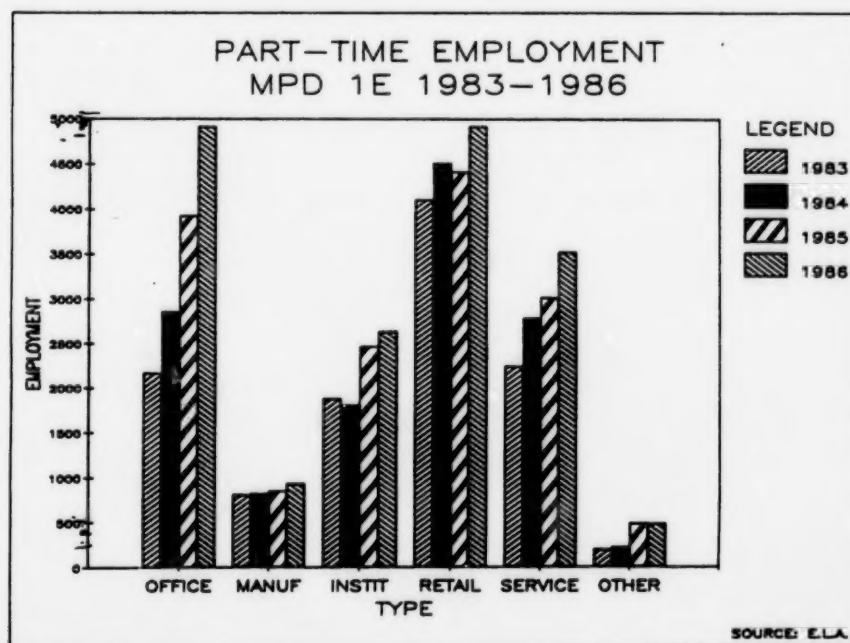
MINOR PLANNING DISTRICT 1E

The area bounded by Simcoe St. south of Queen St. W. and University Ave. on the West, College St. on the North, Jarvis St. on the East and Front St. on the South forms MPD 1E, the largest sub-area of PD1 in terms of employment. In 1986 it contained 43% of all the employment in PD1. The portion of this area south of Queen is also referred to as the Financial District, due to the concentration of head offices of the major banks and other financial institutions.

This area has gone from 142,344 full-time employment in 1981, to a low of 139,842 in 1983 and now in 1986 to 150,222. The Office Sector is by far the largest in MPD 1E with 119,506, or 79.5%, of the jobs, the next largest sector is Institutional with 11,656 or 7.8%. In fact, only these two groups and Service have larger employment counts in 1986 than in 1981.



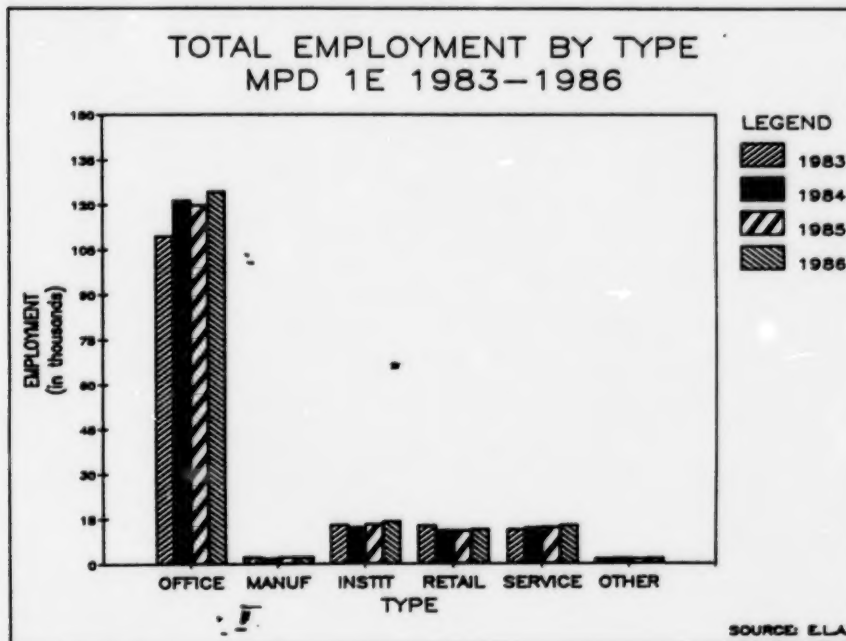
Part-time employment in MPD 1E has grown over the four years from 11,389 in 1983 to 17,409 in 1986, an increase of 1,505 annually. The growth within the categories has also been quite significant with Office, Manufacturing/Warehousing and Service showing the most notable increases.



Total Employment has gone from 151,231 in 1983 to 167,631 in 1986, an average annual growth of close to 4,100 employment in the area.

The sectors which show the largest growth are Office which has increased by close to 14,800 in the four years and Service which is up over 1,400 employment. The only sector showing a loss is Retail, but this is mostly accounted for in some recoding of establishments from Retail to Office.

The per cent. part-time of total has increased from 7.5% in 1983, upwards to 10.4% in 1986 as is illustrated.



TOTAL EMPLOYMENT BY TYPE FOR MPD 1E, 1983 - 1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1983	109,570	2,356	13,158	12,843	11,470	1,834	151,231
1984	121,374	2,047	12,373	11,160	12,126	1,908	160,988
1985	119,968	2,363	13,443	11,176	12,351	1,845	161,146
1986	124,423	2,473	14,286	11,639	12,922	1,888	167,631

MINOR PLANNING DISTRICT 1F

This MPD stretches from the CNE grounds on the West to the Don River on the East; the North boundary is irregular running along Queen St., except between Simcoe St. and Jarvis St. where it is Front St.; and Toronto Harbour on the South.

Minor Planning District 1F had a large drop in full-time employment from 1981 to 1983, going from 62,247 to 56,240, with the greatest losses being in Office with over 2,600; followed by Service, 2,000; and Manufacturing/Warehousing, 1,900. This is one of the few areas which started to show improvements in 1984, although minor.

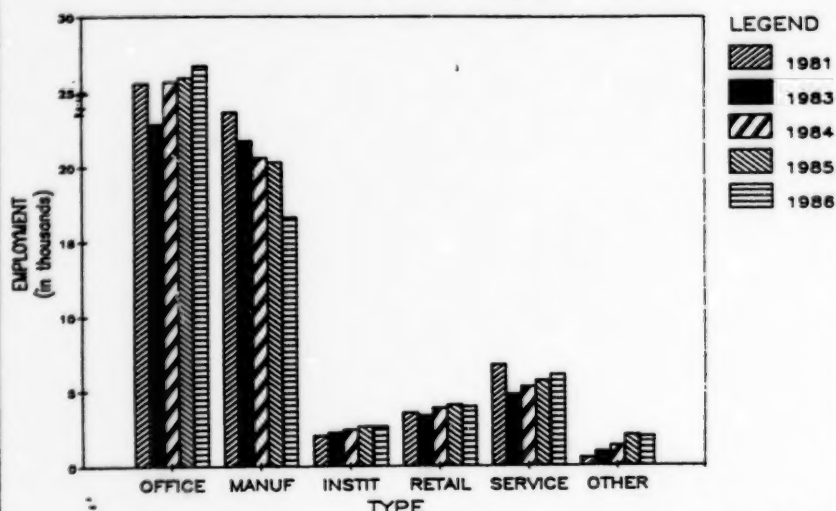
Full-time employment in the Manufacturing/Warehousing category has continued to decrease over the years and has gone from 23,691 in 1981 to 16,704 in 1986, a loss of some 7,000 jobs. Its percentage of full-time over total has declined even more significantly from 38.1% to 28.6% by 1986. The Office, Retail, Institutional and Other categories have all shown increases to 1986.

This is an area which has been undergoing some major changes in land use over this time period and, in fact, is now undergoing massive redevelopment in what was previously under utilized areas in terms of employment, such as the railway lands and the harbourfront areas.

Part-time employment in this area was 4,289 in 1983, dropped slightly to 3,998 in 1984, and then increased to 8,055 in 1986. Part-time in MPD 1F has gone from 7.1% of total in 1983 to 12.1% in 1986.

All sectors have shown growth of part-time from 1983 to 1986, with the largest being in Service and Other.

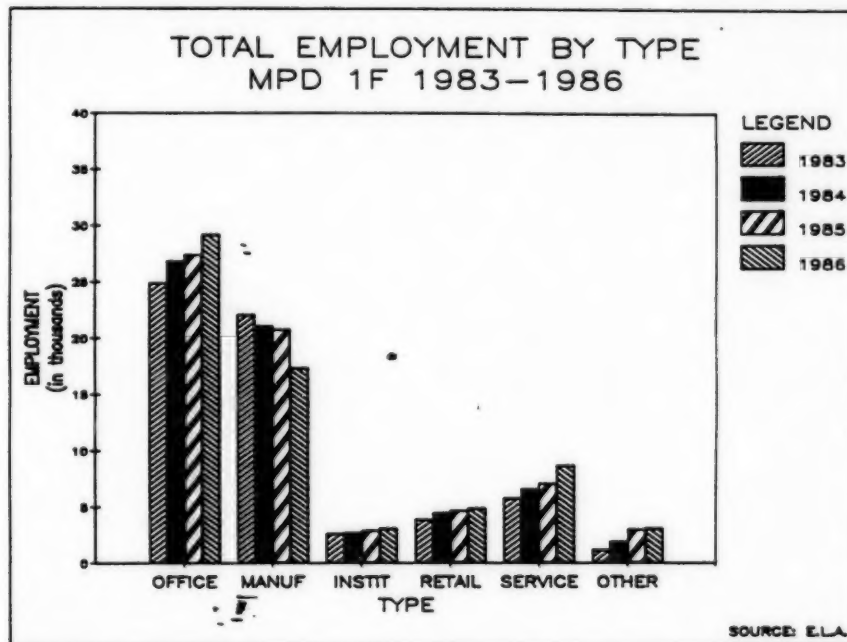
FULL-TIME EMPLOYMENT BY TYPE MPD 1F 1981, 1983-1986



PART-TIME EMPLOYMENT BY TYPE MPD 1F 1983-1986



Total Employment has increased in all sectors except Manufacturing/Warehousing which has declined over the four years 1983 to 1986. The accompanying graph illustrates the growths in Office, Service and Other sectors. Total employment in 1986 is 66,501 with 43.9% in Office, 26.3% in Manufacturing/Warehousing, 13.1% in Service, 7.4% in Retail, 4.7% in Other and 4.6% in Institutional.

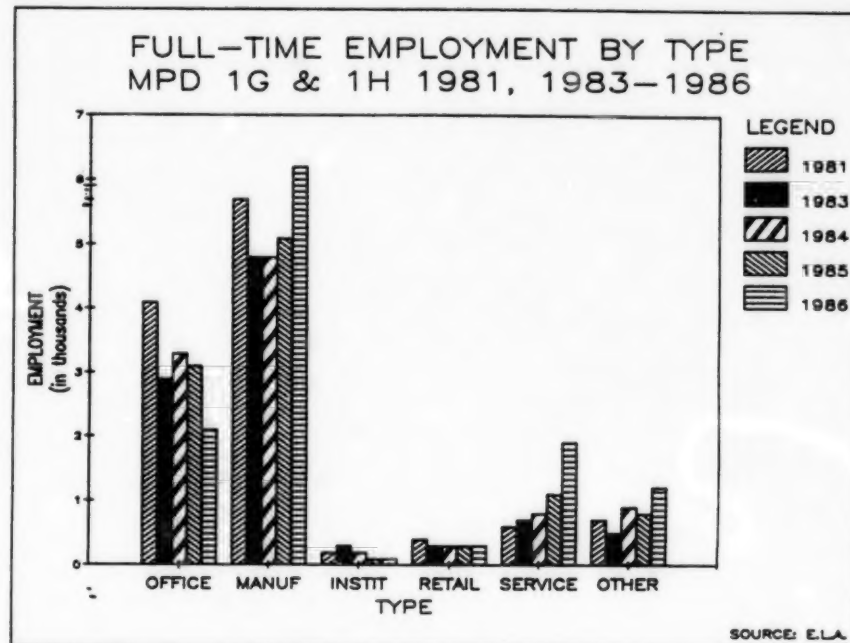


TOTAL EMPLOYMENT BY TYPE FOR MPD 1F, 1983 - 1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1983	24,938	22,103	2,556	3,872	5,845	1,215	60,529
1984	26,773	21,084	2,688	4,509	6,589	1,875	63,518
1985	27,442	20,785	2,882	4,748	7,107	2,951	65,915
1986	29,213	17,447	3,067	4,944	8,688	3,142	66,501

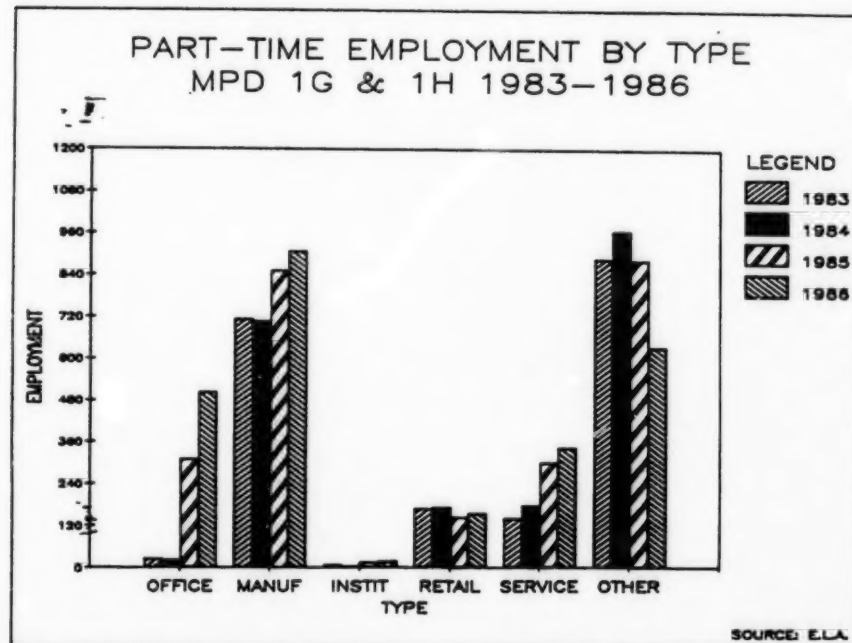
MINOR PLANNING DISTRICT 1G & 1H

Minor Planning District 1G is the area south of Eastern Ave. with Woodbine Ave. on the East and includes the Leslie St. Spit and all the docks in the Cherry St. area. MPD 1H is the Toronto Islands and due to its small employment, has been grouped with MPD 1G for analysis purposes.

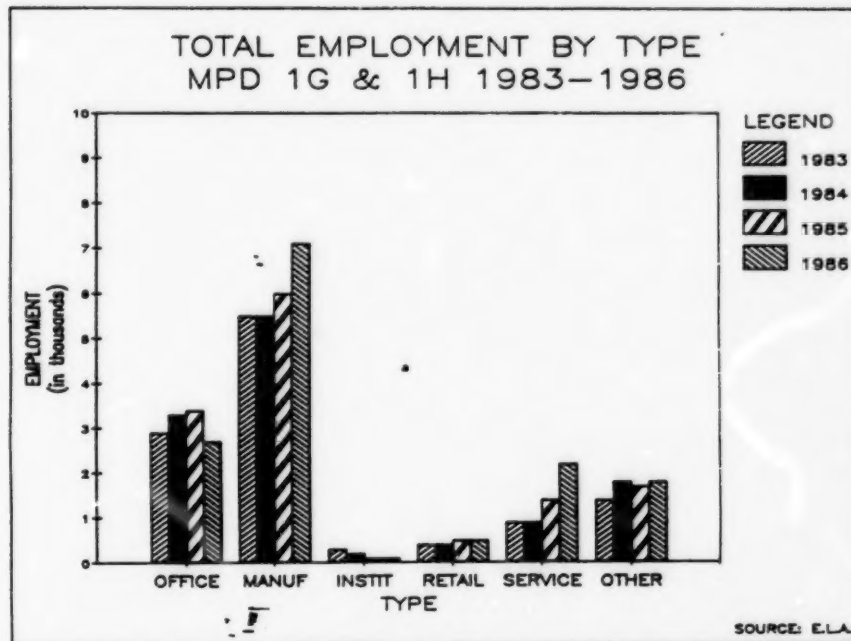
This area had a full-time employment of 11,680 in 1981, then dropped to 9,447 in 1983 and has now climbed to 11,848 in 1986. In full-time employment by sector, Manufacturing/-Warehousing has increased from 5,729 or 49%, in 1981 to 6,185 jobs, or 52.2%, in 1986. The other sectors in this area have generally decreased or remained the same over the time period.



This sub-area has remained relatively stable in terms of per cent. part-time of total from 17.0% in 1983, up to 19.1% in 1985, but then dropping to 17.7% in 1986.



Overall, the total employment of the area has increased, from 11,386 in 1983 to 14,401 in 1986. The sectors which have shown the largest increases in this time period are the Manufacturing/Warehousing and the Service Sectors.



TOTAL EMPLOYMENT BY TYPE FOR MPD 1G & 1H, 1983 - 1986							
	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1983	2,927	5,493	276	420	875	1,395	11,386
1984	3,290	5,523	238	446	923	1,836	12,261
1985	3,369	5,999	113	454	1,410	1,725	13,070
1986	2,650	7,092	108	465	2,281	1,805	14,401

CONCLUSIONS

1. The growth of total employment as a whole and in each of the major sectors except Manufacturing and Warehousing in PDI is evidence of a healthy and well diversified economy in the 'Central Business Area' of the City of Toronto which reflect the economic viability of Metropolitan Toronto and the whole Metropolitan Region.
2. The largest annual growth of total employment in the Central Area since 1983 should be an indication (to the Municipality and Province) that pressure will increase on the existing transportation facilities that service the Central Area which further reinforces the need for improvements to the system.
3. The growing importance of part-time employment, which has increased significantly from 1983 to 1986, must be examined in order to determine the type of impact which it has or will have in the areas of transportation, day care and other services.

For further information contact the
Research Division at 392-8766